

Iowa Department of Natural Resources  
Natural Resource Commission

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ITEM

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DECISION

TOPIC

Construction Projects Contract Approval

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Bids were opened June 19, 2008, for the following projects:

1. Glass WRP, Sac County – Wetland Restoration

This project consists of de-leveling, dike construction, subsurface drain relocation, tile location and disabling, intake installation, and incidental work as required by the Plans and DNR Construction Inspector. The purpose of this project is to convert cropland back to its natural wetland state. Wetlands help reduce storm water runoff from entering bodies of water, control erosion, recharge aquifers, and create animal habitat. Project is budgeted \$155,000 from WRP Reimbursable Funds (Capital Link #59). Project was designed by Ken Jackson and will be inspected by Don Labate. 16 sets of plans were issued. 4 bids were received.

Richards Construction Co. Inc.	Sac City, IA	\$125,188.60
Spring Lake Construction	Polk City, IA	\$125,556.75
Carnarvon Sand & Gravel	Wall Lake, IA	\$178,665.11
Joy Dirt Construction	Cushing, IA	\$231,869.04

Staff recommends award of contract to Richards Construction Co. Inc., low bidder.

2. Otter Creek Marsh, Tama County – Dike #1 Repairs

This project consists of raising the elevation of Dike #1 by approximately two feet, as well as the replacing of the current water control structure. Raising Dike #1 will allow for more acres to be flooded. Raising the dike will allow the water level to flood the same amount of acres as when the marsh was built in 1965. The number of acres flooded has decreased over the past 40 years due to siltation in the segment and settling of the dike. Raising the dike will also allow for greater freeboard above the water line which will reduce erosion on the dike top, which is occurring at current elevation. A new water control structure is also being built to accommodate the increased water level. Project budgeted \$75,000, 100% from REAP Land Management. (Capital Link #155). Project was designed by Ken Jackson and will be inspected by Jason Kruse. 16 sets of plans were issued. 3 bids were received. 1 late bid was returned unopened.

Michaels Construction Co. Inc.	Adel, IA	\$59,914.00
Con-Struct Inc.	Marshalltown, IA	\$87,809.31
Peterson Contractors Inc.	Reinbeck, IA	\$139,140.00

Staff recommends award of contract to Michaels Construction Co. Inc., low bidder.

### 3. Lake Keomah State Park, Mahaska County – Office and Service Building

This project consists of the construction of an approximately 40 foot by 80 foot one-story, conventional wood-framed building with metal roofing/siding, that includes one unheated un-insulated storage bay, two heated bays, one office, a meeting/project room, a hallway, mechanical/electrical room and a restroom. The building also includes an approximately 8 foot by 16 foot additional lobby of conventional construction with metal roofing/siding and simulated stone accents. The work also includes some concrete and class “A” crushed stone paving, concrete paving, sewer, water, electrical services, chain-link fencing and gate. During the design of this project we paid particular attention to sustainability, handicapped accessibility and vandal resistance. Every effort has been made to design with sustainable materials and equipment. It is intended that the waste construction materials be recycled. The water heater will be on demand-type (these do not heat water in a storage tank, but only heat what is needed), to save on energy. The roof and wall system is low maintenance metal. The windows will be at a minimum double-glazed with low energy glass. The building electric fixtures and bulbs are designed to be fluorescent with maximum energy efficiency. The building will be heated by an energy-efficient under-floor radiant heat system, piped into the concrete slabs throughout all heated spaces. This will come from a heat pump system energized by a geothermal heat source. The office and meeting rooms will be air conditioned separately from the rest of the building, which will not be. A ductless system involving two (one per room) inside air conditioning units and one outside compressor unit are expected to reduce construction and maintenance costs by omitting the need for installation of ductwork and registers. The facility is designed to be handicapped accessible in accordance with requirements of the state building code and the American Disability Act. Project is estimated at \$340,000, with \$275,000 from Health and Safety Account (Capital Link #180). Project was designed by Thierry. Amice and will be inspected by Jason Kruse. 30 sets of plans were issued. 2 bids were received.

Greiner Buildings	Washington, IA	\$421,132.66
United Contractors Inc.	Johnston, IA	\$796,356.72

Staff recommends rejection of all bids.

### 4. Thompson WRP, Fremont County – Wetland Restoration

This project consists of the restoration of wetlands including constructing a shallow water excavation, seeding and other related work as required by the Plans and the DNR Construction Inspector. The purpose of this project is to convert cropland back to its natural wetland state. Wetlands help to reduce turbulence from storm water runoff into bodies of water, control erosion, recharge aquifers, and create animal habitat. Project is estimated at \$30,000 from WRP Reimbursable Funds (Capital Link #59). Project was designed by Heath Delzell and will be inspected by Mark Johnson. 6 sets of plans were issued. 0 bids were received.

Staff hopes to bring a negotiated contract to the Commission for approval assuming a reasonable project cost can be negotiated.

Bids will be opened July 8, 2008 for the following projects

5. Honey Creek Resort, Appanoose County – 28 Cabins, Driveways and Parking Pads

The phase of the project consists of the construction of 28 cabins with associated grading, driveways and parking pads for the project. Also included are pads for picnic tables, hardscape and seeding on the disturbed areas. The cabin breakdown is as follows: 4-One Bedroom units, 12-Two Bedroom units, 10-Four bedroom units and 2-Four Bedroom retreats. One two bedroom unit and one four bedroom unit will be handicapped accessible. The work of this phase shall be substantially complete by April 1, 2009 and final completion of the work shall be by May 1, 2009. The overall project itself consists of the construction of a resort which includes a golf course, beach and boat area together with a one-hundred five (105) unit hotel with great room, aquatic center, restaurant/bar and conference center with total square footage of approximately 108,000 square feet, and incidental work as required by the Plans, the Construction Manager and DNR Construction Inspector. Project was designed by TSP Architects and will be inspected by Mike Broderick.

Staff will make recommendation at the NRC meeting.

6. Ferley WRP, Worth County – Wetland Restoration

This project consists of the restoration of wetlands including constructing dikes, located and disabling subsurface drainage, and incidental work as required by the Plans and the DNR Construction Inspector. The purpose of this project is to convert cropland back to its natural wetland state. Wetlands help to reduce storm water runoff from entering bodies of water, control erosion, recharge aquifers, and create animal habitat. This project includes three habitat structures as alternate bids, and is designed to attract specific reptile species that are known to be in the area. These species include Blanding's Turtles, Smooth Green Snakes, Five Lined Skinks, Northern Prairie Skinks and Garter Snakes. Project is budgeted in from WRP Reimbursable Funds (Capital Link #59). Project was designed by Heath Delzell and will be inspected by Mel Pacovsky.

Staff will make recommendation at the NRC Meeting

Bid was opened May 22, 2008, for the following project:

7. Waubonsie State Park, Fremont County – WaShawtee Cabins Renovations

This project consists of the renovation of several WaShawtee buildings, including the maintenance building and the 3 cabins on Hill #1 (Shagbark, Kahiga and Mischanaka). This includes the addition of septic systems, water and electrical upgrades, replacement of windows, HVAC, framing, gypsum board work, and the finishing or refinishing of surfaces, the extent of which is shown on the drawings. These are family cabins and each requires extensive remodeling to bring them up to code and a usable condition. The project also includes metal roofing work on three other cabins (Admin, Cook's and Hideaway).

The maintenance building has a floor area of 1,440 square feet. The cabins are as follows: Shagbark - 3 bedroom, 2 bath, full kitchen, living and dining rooms, exterior deck - 1,584 square feet; Kahiga - sleeping/living area and full kitchen and bath, exterior deck - 576 square feet; Mischanaka - 2 bedroom, 1 bath, full kitchen, living and dining rooms, exterior deck and ramp - 1,232 square feet.

Alternate 1 provides for additional extensive work, similar to the three cabins above, for the Lane Lodge building. Lane Lodge is a large family cabin with 3 bedrooms, 1-1/2 baths, full kitchen, a very large family/living area, exterior deck and ramp - 2,016 square feet. Alternate 2 provides for additional extensive work, similar to the three cabins above, for the former Infirmary Building. The Infirmary Building cabin is a family cabin with 2 bedrooms, 1 bath, full kitchen, a large family/living area, exterior deck - 784 square feet. Alternate 3 provides for similar work to be done to the old Administrative Building (cabin), the Cook's cabin and the Hideaway Cabin. The Administration Building cabin is a 2 bedroom with kitchen and living room - 480 square feet with 2 porches/decks - 480 square feet. Cook's Cabin is a 364 square foot camping cabin and Hideaway Cabin is a 480 square foot camping cabin.

During the design of this project we paid particular attention to sustainability, handicapped accessibility and vandal resistance. Every effort has been made to design with sustainable materials and equipment. It is intended that the waste construction materials, as well as the products of partial demolition, be recycled. The water heaters will be on-demand type (these do not heat water in a storage tank but only heat what is needed) to save on energy use. The roof systems are low-maintenance metal. The windows will be, at a minimum, double-glazed with low-energy glass. The structures will have lighting and power, and the fixtures and bulbs are designed to be fluorescent with maximum energy efficiency. The facility is designed to be handicapped accessible in accordance with requirements of the state building code and the American Disability Act.

The project is budgeted \$270,000 from the Waubonsie/WaShawtee Special Appropriations (Capital Link #90), \$90,000 from the Health and Safety Account (carry over), and \$20,000 from a Native Scenic Byways grant (through Golden Hills RC&D). The project was designed by Thierry Amice and will be inspected by Mark Johnson. 17 sets of Plans were issued. 2 bids were received. A revised engineering estimate is \$360,000 for the base bid only. The estimate listed previously was actually only a funding source and not an estimate. That number was \$270,000 and represents the remaining funds available from the Special Appropriation. There was no engineering estimate for the alternates. It is the intention of the DNR to value engineer the handrails for the base bid cabins to bring the contract closer to the engineering estimate.

Mallard LTD Construction	Council Bluffs, IA	\$380,000.00
Alternate #1		\$120,000.00
Alternate #2		\$ 75,000.00
Alternate #3		\$129,000.00
Mark Hughes Construction	Glenwood, IA	\$547,000.00
Alternate #1		\$157,000.00
Alternate #2		\$ 95,000.00
Alternate #3		\$181,500.00

The Bid Tab is attached for further bid breakdown by building. The per square foot unit pricing breaks down as follows based on the low base bid: Maintenance Building - \$54.17/sf; Shagbark Cabin - \$72.60/sf; Kahiga Cabin - \$135.42/sf; Mischanaka Cabin - \$79.55/sf.

Staff recommends award of contract to Mallard LTD Construction without alternates.

Linda Hanson, Administrator  
Management Services Division  
July 10, 2008